



**MINUTES
CARSON REDEVELOPMENT AGENCY
REGULAR MEETING
JULY 20, 2010**

5:00 P.M.

**THE CARSON REDEVELOPMENT AGENCY/CITY COUNCIL MEETINGS
ARE BROADCAST LIVE VIA TIME WARNER CABLE CHANNEL 35
AS WELL AS VIA THE INTERNET AT: [HTTP://CL.CARSON.CA.US](http://cl.carson.ca.us)**

AGENDA POSTED: JULY 16, 2010

“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)

CALL TO ORDER: The meeting was called to order at 5:08 P.M. by Mayor/Chairman Dear in the Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL: City Clerk/Agency Secretary Kawagoe called the roll:

Council/Agency Members Present: Mayor/Chairman Jim Dear, Mayor Pro Tem/Vice Chairman Elito Santarina, Council/Agency Member Lula Davis-Holmes, Council/Agency Member Mike Gipson, and Council/Agency Member Julie Ruiz-Raber

Council/Agency Members Absent: None

Other Elected Officials Present: Helen Kawagoe, City Clerk/Agency Secretary

Other Elected Officials Absent: Karen Avilla, City/Agency Treasurer

Also Present: Jerome Groomes, City Manager/
Executive Director, Tiffany Israel, Deputy
City/Deputy Agency Attorney; and staff:

Robert Eggleston, IT Manager; Glenn Turner,
Computer Systems Support Technician; and
Wanda Higaki, Chief Deputy City Clerk/Chief
Deputy Agency Secretary

Deputy City/Deputy Agency Attorney Israel presented the Closed Session agenda items for the City Council only.

CLOSED SESSION (None) 5:00 P.M. – 5:45 P.M.

RECESS: The City Council and Redevelopment Agency were Recessed at 5:11 P.M. by Mayor/Chairman Dear to a Closed Session to discuss the items described on this evening's City Council agenda only.

RECONVENE: The City Council and Redevelopment Agency were Reconvened at 6:47 P.M. by Mayor/Chairman Dear with all members previously noted present.

ROLL CALL: City Clerk/Agency Secretary Kawagoe noted the following:

Council/Agency Members Present: Mayor/Chairman Jim Dear, Mayor Pro Tem/Vice Chairman Elito Santarina, Council/Agency Member Lula Davis-Holmes, Council/Agency Member Mike Gipson, and Council/Agency Member Julie Ruiz-Raber

Council/Agency Members Absent: None

Other Elected Officials Present: Helen Kawagoe, City Clerk/Agency Secretary, and Karen Avilla, City/Agency Treasurer

Other Elected Officials Absent: None

Also Present: Jerome Groomes, City Manager/Executive Director; Tiffany Israel, Deputy City/Deputy Agency Attorney; and staff:

Jackie Acosta, Administrative Services General Manager; Ray Cruz, Public Services General Manager; Clifford Graves, Economic Development General Manager; and Vic Rollinger, Development Services General Manager;

Lisa Berglund, Senior Administrative Analyst;
Zarah Cruz, Public Information Manager;
Robert Eggleston, IT Manager;

Dan Cisneros, Human Services Manager;
Massoud Ghiam, Senior Civil Engineer; Cedric
Hicks, Recreation Superintendent; Denise
Marrufo, Business Development Analyst;
Gilbert Marquez, Senior Civil Engineer; Joan
Reiner, Community Service Program Manager;

Glenn Turner, Computer Systems Support
Technician; and Wanda Higaki, Chief Deputy
City Clerk/Chief Deputy Agency Secretary

Captain Bernice Abram, Carson Sheriff's
Station

REPORT ON CLOSED SESSION

Deputy City/Deputy Agency Attorney Israel reported the Closed Session report as follows:

Council Item No. 1

There was a privileged and confidential status report. No reportable action was taken.

Council Item No. 2

There was a privileged and confidential status report. No reportable action was taken.

Council Item No. 3

There was a privileged and confidential briefing on ongoing negotiations.

REDEVELOPMENT AGENCY REGULAR BUSINESS MEETING 6:00 P.M.

FLAG SALUTE: KOURTNEY NOA, YOUTH COMMISSIONER

INVOCATION: On May 16, 2006, the City Council unanimously approved the offering of a brief invocation at the commencement of all meetings of the City Council or Redevelopment Agency. In doing so, the City Council is cognizant of its legal obligation to assure that such invocations are "legislative prayers," and that they do not purport to advance any particular religion or religious denomination.

Consistent with the so-called “Burbank” prayer decision, the City Council hereby admonishes those who offer invocations to do so consistent with the current state of the law – meaning that an invocation must not be used to identify, advance, or urge a particular religious denomination, or identify a specific religion’s deity. This evening we are pleased that our invocation will be offered by: **THOMAS ALEXANDER, CARSON CHRISTIAN OUTREACH-APOSTOLIC FAITH**

RECESS: The City Council was Recessed at 6:51 P.M. by Mayor/Chairman Dear to the Redevelopment Agency for Approval of the Minutes.

APPROVAL OF MINUTES: NONE

NOTICE TO THE PUBLIC

Public testimony may be given on any agenda item as it is called and will be **LIMITED TO THREE MINUTES PER SPEAKER**. Please fill out a **Speaker Form** in order to be identified correctly in the minutes. The forms are provided on the podium in the Council Chambers. All Speaker Forms must be given to the Agency Secretary/City Clerk at the beginning of the meeting.

RECONVENE: The City Council was Reconvened at 6:52 P.M. for a joint session with the Redevelopment Agency by Mayor/Chairman Dear with all members previously noted present for Oral Communications – Members of the Public.

ORAL COMMUNICATIONS – MEMBERS OF THE PUBLIC

This is the appropriate time for members of the general public to address the **Council/Agency on items not on the posted Agenda but are items of interest that are within the subject matter jurisdiction of the Council/Agency.** Any person wishing to speak at this time is requested to complete a Speaker Form, available on the podium or by the Public Agenda Binder in the Council Chamber. **ORAL COMMENTS WILL BE LIMITED TO THREE (3) MINUTES PER SPEAKER. Under the provisions of the Brown Act, no action can be taken on these items, and there can be no dialogue or discussion of the items with the Council/Agency other than to place it on the Agenda for a future meeting if appropriate.**

This item was heard at 6:54 P.M.

Larry Grant, 1823 Denwall Drive, Carson, California 90746, reiterated his request to display a photograph of Congresswoman Juanita Millender-McDonald at the Congresswoman Juanita Millender-McDonald Community Center and presented a photograph which he had taken of her.

Dr. Rita Boggs, 21328 Island Avenue, Carson, California 90745, reminded Mayor/Chairman Dear about the City’s Code of Ethics and to treat one another with respect.

Olivia Verrett, 17525 Buttonwood, Carson, California 90746, President, NAACP, dispelled myths regarding the NAACP relative to position on drugs and submitted information entitled, “Marijuana Possession Arrest Rates for Whites and Blacks in Major U.S. Cities and Counties, 2003-2007).”

Sandra Goodson, 19912 Scobey Avenue, Carson, California 90746, reported that on June 22, 2010, during one of her walks with her dog on Campaign and Helmick and encountered two Pit Bull dogs that attacked her 18-pound Fox Terrier. The owners claimed the Pit Bulls, provided false names, and drove away. She inquired whether there were any laws to restrict dogs such as Pit Bulls. She added that it could have been her or anyone else, and she now walks at Wilson Park in Torrance. She reported that she was appalled at the way that she was treated by the Deputy Sheriff's at the scene and that she would discuss her issue with Captain Abram.

Mayor/Chairman Dear also referred Ms. Goodson to City Manager/Executive Director Groomes.

Ronald Shimokaji, 1512 E. Carson Street, Sp. 135, Carson, California 90745, reported that he had received a flyer that may be of interest to Asian-Americans in the South Bay area regarding appointment to the Redistricting Committee. He provide a copy of the flyer to City Clerk/Agency Secretary Kawagoe regarding the AAPI South Bay Redistricting Community Meeting, Saturday, July 24, at 1:00 P.M., Japanese Cultural Institute, 1964 W. 162nd Street, Gardena, California 90247.

Wayne C. Johnson, 27760 Palos Verdes Drive East, Rancho Palos Verdes, California 90275, provided a brief presentation about the new Engineering Program at Gardena High School and, ultimately, other high schools in District 8. He reported that he had made a personal commitment to raise the required \$22,000 and requested that the City Council place an item on its agenda to consider this item.

Rex Lovett, 21207 S. Avalon Boulevard, Carson, California 90745, expressed his concern about the lack of handicapped parking spaces for senior citizens at the Congresswoman Juanita Millender-McDonald Community Center and wanted to know the process to provide additional handicapped parking spaces.

RECESS: After Oral Communications – Members of the Public, the Redevelopment Agency was Recessed at 7:15 P.M. by Mayor/Chairman Dear to the City Council for Introductions.

RECONVENE: After Introductions, the Redevelopment Agency was Reconvened at 7:19 P.M. for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for the Council/Agency New Business Consent Calendar.

NEW BUSINESS CONSENT (1-2)

These items are considered to be routine items of Agency/Council business and have, therefore, been placed on the CONSENT CALENDAR. If Agency/Council wishes to discuss any item or items, then such item or items should be removed from the CONSENT CALENDAR. For items remaining on the CONSENT CALENDAR, a single motion to ADOPT the recommended action is in order.

This item was heard at 7:19 P.M.

It was moved to approve Council New Business Consent Calendar Item No. 5 and Agency New Business Consent Calendar Item Nos. 1 and 2 on motion of Gipson, seconded by Ruiz-Raber.

Mayor Pro Tem/Vice Chairman Santarina removed companion Council Item No. 5 and Agency Item No. 1 for discussion.

The motion to approve Agency Item No. 2 on the Agency New Business Consent Calendar was unanimously carried by the following vote:

Ayes: Mayor/Chairman Dear, Mayor Pro Tem/Vice Chairman Santarina, Council/Agency Member Davis Holmes, Council/Agency Member Gipson, and Council/Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

ITEM NO. (1) CONSIDER APPROVAL OF RESOLUTION NO. 10-23 ADOPTING THE REPORT TO COUNCIL ON THE PROPOSED 2010 AMENDMENTS TO THE REDEVELOPMENT PLANS FOR PROJECT AREA NO. 1, MERGED AND AMENDED PROJECT AREA, AND PROJECT AREA NO. 4 (ECONOMIC DEVELOPMENT)

THIS IS A COMPANION AGENDA ITEM WITH COUNCIL ITEM NO. 5

This item was heard in joint session after approval of Agency Item No. 2 at 7:24 P.M.

City Manager Groomes City Manager Groomes summarized the staff report and recommendation. He further indicated that a sub-committee meeting could be scheduled before the hearing, if desired. Whereupon, Mayor/Chairman Dear reported that Mayor Pro Tem/Vice Chairman Santarina wanted to schedule a meeting of the City Council Sub-Committee.

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 10-23, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE REPORT TO COUNCIL ON THE 2010 AMENDMENTS TO THE REDEVELOPMENT PLANS FOR PROJECT AREA NO. 1, MERGED AND AMENDED PROJECT AREA, AND PROJECT AREA NO. 4, AND SUBMITTING THE REPORT TO THE CITY COUNCIL, AND TRANSMITTING THE REPORT ON BLIGHT TO THE STATE DEPARTMENTS OF FINANCE, AND HOUSING AND COMMUNITY DEVELOPMENT, AND SCHEDULING A JOINT PUBLIC HEARING WITH THE CITY COUNCIL ON THE PROPOSED 2010 AMENDMENTS, FINAL ENVIRONMENTAL IMPACT REPORT, AND AMENDED FIVE-YEAR IMPLEMENTATION PLAN."
2. AUTHORIZE the submission of the Report on Blight to the State Departments of Finance (DOF) and Department of Housing and Community Development (HCD).
3. SET a joint public hearing for September 7, 2010 with the City Council on the proposed 2010 Amendments, Final Environmental Impact Report (FEIR), and Amended Five-Year Implementation Plan.

ACTION: It was moved to approve staff recommendation Nos. 1, 2, and 3 for Council Item No. 5/Agency Item No. 1 on motion of Dear, seconded by Santarina and unanimously carried by the following vote:

Ayes: Mayor/Chairman Dear, Mayor Pro Tem/Vice Chairman Santarina, Council/Agency Member Davis Holmes, Council/Agency Member Gipson, and Council/Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

RECESS: After Council Item No. 5/Agency Item No. 1, the City Council was Recessed at 7:26 P.M. by Mayor/Chairman Dear to the Redevelopment Agency for Agency Item No. 3.

ITEM NO. (2) CONSIDER APPROVAL TO RETAIN A NATIONAL URBAN FELLOWS MEMBER ASSOCIATED THROUGH THE NATIONAL URBAN FELLOWS (CORPORATE) TO PROVIDE PROFESSIONAL SERVICES RELATED TO THE ECONOMIC DEVELOPMENT WORKGROUP (ECONOMIC DEVELOPMENT)

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE the agreement for professional services between the Agency, through the office of the Executive Director, and National Urban Fellows, Inc. for FY 2010/11 for a not-to-exceed amount of \$65,000.00.
2. AUTHORIZE the Agency Chairman to execute the agreement following the approval as to form by the Agency Counsel.

ACTION: Item No. 2 was approved on the New Business Consent Calendar on motion of Gipson, seconded by Ruiz-Raber and unanimously carried by the following vote:

Ayes: Chairman Dear, Chairman Pro Tem Santarina, Agency Member Gipson, Agency Member Davis-Holmes, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

DEMANDS (Item 3)

ITEM NO. (3) RESOLUTION NO. 10-27, ALLOWING CLAIMS AND DEMANDS AGAINST PROJECT 1 FUND IN THE AMOUNT OF \$17,507.96, DEMAND NUMBERS 1-005182 THROUGH 1-005189; PROJECT 2 FUND IN THE AMOUNT OF \$26,881.59, DEMAND NUMBERS 2-004525 THROUGH 2-004534; AND PROJECT 4 FUND IN THE AMOUNT OF \$9,960.87, DEMAND NUMBERS 4-000515 THROUGH 4-000522

This item was heard after Council Item No. 5/Agency Item No. 1 at 7:26 P.M.

ACTION: WITH FURTHER READING WAIVED, Resolution No. 10-27 was PASSED, APPROVED and ADOPTED, as read by title only, on motion of Dear, seconded by Ruiz-Raber and unanimously carried by the following vote:

Ayes:	Chairman Dear, Vice Chairman Santarina, Agency Member Gipson, Agency Member Davis-Holmes, and Agency Member Ruiz-Raber
Noes:	None
Abstain:	None
Absent:	None

SPECIAL ORDERS OF THE DAY (None)

Any person wishing to testify is requested to complete a speaker card, available on the podium in the Council Chambers. TESTIMONY WILL BE LIMITED TO THREE MINUTES PER PERSON. Any subject of controversy will be limited to a total of fifteen minutes of testimony per side; those wishing to address the Agency/Council are requested to select three speakers to represent your opinion.

RECONVENE: After Council Item No. 16, the Redevelopment Agency was Reconvened at 1:09 A.M., on Wednesday, July 21, 2010, for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for remaining Oral Communications.

ORAL COMMUNICATIONS I (STAFF)

City Clerk/Agency Secretary Kawagoe requested that this evening's meetings be adjourned in memory of the following persons:

Mayor/Chairman Dear
Rebecca Paramo-Van Kamp
Luzell Hooks
Earnest and Sandra Daniels
Joseph Castillo

Mayor Pro Tem/Vice Chairman Santarina
Eleuterio Estaris

Council/Agency Member Davis-Holmes

John Leslie
Kathryn (Kitty) B. Taylor
Elizabeth Gray
Zelda Fisher

Council/Agency Member Gipson

John Leslie

Council/Agency Member Ruiz-Raber

Albert Sanchez

She reported that Dr. Rita Boggs was selected as a member of the 2010 class of Fellows of the American Chemical Society and will be honored in Boston on Monday, August 23, 2010 and that Senator Daniel K. Inouye was now third in line of Presidential succession as President pro tempore of the United States Senate.

City/Agency Treasurer Avilla felt that she had witnessed a lack of professional courtesy and reminded those present that she was an elected official, not staff, and to telephone her for additional information. She subsequently announced that she would be out of the country next week as a guest of the American-Israeli Education Fund. As a Board Member of NALEO she would be attending an educational seminar in Israel, and she would stay in contact with her office via telephone and e-mail.

ORAL COMMUNICATIONS II (COUNCIL/AGENCY)

Council/Agency Member Ruiz-Raber

Offered oral communications regarding: 1) Mayor Pro Tem/Vice Chairman Santarina and the Senior Cyber Café; 2) the pastors and the performance of "Blood In, Blood Out," at Victory Outreach of South Bay; 3) the first annual car show of the Counts Car Club at the Congresswoman Juanita Millender-McDonald Community Center with a special performance by the Mariachi Academy Students; 4) birthday greetings to Camilla, two-year old daughter of Zeke Vidaurri; and 5) that she was leaving tomorrow to attend her family reunion in Albuquerque, New Mexico.

Mayor Pro Tem/Vice Chairman Santarina

Offered oral communications regarding: 1) Pastor Freddie and the performance of "Blood In, Blood Out," at Victory Outreach of South Bay; and 2) his request to City Manager/Executive Director Groomes to place an item on a future agenda regarding, "Yes on Proposition 20, Making All Politicians in California Accountable." He subsequently acknowledged staff members involved in the successful opening of the Cyber Café.

Council/Agency Member Davis-Holmes

Offered oral communications regarding: 1) her previous request for a report from staff regarding foreclosed property; 2) the request from Mr. Grant to display a picture of Congresswoman Juanita Millender-McDonald at the Community Center and requested that consideration of his request be brought back; 3) tablecloths for senior events and informed City Manager/Executive Director Groomes that it was her

understanding that tablecloths would be provided for a charge and felt that tablecloths could be provided, especially since fee waivers were granted this evening; and 4) general comments relative to being an elected official and the mute button, the one month turnaround time for requested agenda items to be placed on the agenda, the City Clerk and City Treasurer being elected officials and giving up their power, the continuing issue about seating on the dais, that a council colleague of her was not on a sub-committee, and that the Mayor had called a special meeting, unknown to some Council Members in an attempt to supersede the presentations to Carson residents.

Council/Agency Member Gipson

Offered oral communications regarding: 1) the 80th birthday event of Gladys Wall; 2) the memorial service for Stan Post and expressed his condolences; 3) the planning committee for a conference regarding HIV/AIDS in the African-American/Latino communities; 4) the 100th Anniversary of the Tyre Grand Lodge and Golden Poppy Grand Chapter and being a keynote speaker; 5) the Greater Zion Family Church at Compton High School; 6) Director Hector Cruz and the performance of "Blood In, Blood Out," at Victory Outreach of South Bay; and 7) the comments by Council/Agency Member Davis-Holmes and added that he was not aware of any other city council that operated as they operate, discussed the history behind the issue relative to the seating on the dais, commented that he wanted the City Clerk to announce the votes, and wanted to move forward and work as a team.

(Mayor/Chairman Dear exited and reentered the meeting at 1:28 A.M., on July 21, 2010.

Mayor/Chairman Dear

Offered oral communications regarding: 1) previous comments by Council Members; 2) work associated with the budget process; 3) thanked staff for working this evening; 4) Victory Outreach play; 5) Cyber Café; 6) "Stand Up for Justice: Ralph Lazo, a true story about a Mexican-American citizen who joined his Japanese-American friends who were relocated to WWII Internment Camps and would be aired on Cable 35, if appropriate; and 7) that the City's budget process was ongoing.

COUNCILMEMBER PRESENTATIONS OF REQUESTS TO ADD ITEMS TO FUTURE AGENDAS:

This item was not addressed.

- A. MAYOR DEAR REQUESTS CONSIDERATION OF AN AMENDMENT TO ORDINANCE NO. 10-1445 (f) PRESENTING MATTERS TO COUNCIL**
- B. MAYOR *PRO TEM* SANTARINA REQUESTS CONSIDERATION OF ESTABLISHING A DRUG FREE HOTLINE PHONE NUMBER**
- C. COUNCILMEMBER DAVIS-HOLMES REQUESTS CONSIDERATION OF A RESOLUTION SUPPORTING LOS ANGELES UNIVERSAL PRESCHOOL**

UNFINISHED/CONTINUED CLOSED SESSION ITEMS (None)

REPORT ON CLOSED SESSION (None)

ADJOURNMENT

The meeting was Adjourned at 1:38 A.M., on Wednesday, July 21, 2010, by Mayor/Chairman Dear and in memory of the individuals requested this evening.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen Kawagoe